

NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PAID UP
WITH 40/640 ACRES POOLING PROVISION

**OIL, GAS AND MINERAL LEASE
(PAID-UP)**

THIS AGREEMENT Dated June 1, 2009, between, VIRBAC CORPORATION, BY AND THROUGH IT'S CEO, DR. ERIK MARTINEZ, Lessor (whether one or more) whose address is: 3200 MEACHAM BLVD, FORT WORTH, TEXAS 76137 and BURNETT OIL COMPANY, 801 CHERRY STREET, UNIT NO. 9, FORT WORTH, TEXAS 76102-6881, Lessee, WITNESSETH:

1. Lessor in consideration of Ten and No/100 and Other Valuable Consideration Dollars (\$ 10.00) in hand paid, of the royalties herein provided and of the agreements of Lessee herein contained, hereby grants, leases and lets exclusively to Lessee for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas, sulphur, fissionable materials and all other minerals (whether or not similar to those mentioned), conducting exploration, geologic and geophysical tests and surveys, injecting gas, water and other fluids and air into subsurface strata, laying pipelines, establishing and utilizing facilities for the disposition of salt water, dredging and maintaining canals, building roads, bridges, tanks, telephone lines, power stations and other structures thereon, and on, over and across lands owned or claimed by Lessor adjacent and contiguous thereto necessary to Lessee in operations to produce, save, take care of, treat, transport and own said minerals, the following described land in Tarrant County, Texas, to-wit:

6.845 acres of land, more or less, out of the Allan Beard Survey, Abstract No. 137, Tarrant County, Texas, and being more fully described as being Lot 2R, Block 6, Mercantile Center Addition, an addition to the city of Fort Worth, and described in that certain Warranty Deed from Virbac AH, INC. to Virbac Corporation, dated September 3, 2003 and recorded in Volume 17214, Page 253 of the Deed Records of Tarrant County, Texas and that portion of Mercantile Drive South as described and as dedicated by Plat dated February 11, 1983, recorded in Cabinet B, Slide 745 of the Plat Records of Tarrant County, Texas and as dedicated by Plat dated November 23, 1994, recorded in Cabinet B, Slide 1142 of the Plat Records of Tarrant County, Texas.

FOR ADDITIONAL TERMS AND PROVISIONS SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

For the purpose of calculating shut-in royalty payments and other payments computed in accordance therewith, said land is estimated to contain 6.845 acres, whether it contains more or less.

2. Without reference to the commencement, prosecution or cessation at any time of drilling or other development operations, and/or to the discovery, development or cessation at any time of production of oil, gas or other minerals, and without further payments than the royalties herein provided, and notwithstanding anything else herein contained to the contrary, this lease is a paid up lease and shall be for a term of Three (3) years from this date (called "primary term") and as long thereafter as oil, gas or other mineral is produced in paying quantities from said land or lands with which said land is pooled hereunder or as long as this lease is continued in effect as otherwise provided herein.

3. The royalties to be paid by Lessee are: (a) on oil, one-eighth of that produced and saved from said land, the same to be delivered at the wells or to the credit of Lessor into the pipeline to which the wells may be connected; Lessee may from time to time purchase any royalty oil in its possession, paying the market price therefore prevailing for the field where produced on the date of purchase, and Lessee may sell any royalty oil in its possession and pay Lessor the price received by Lessee for such oil computed at the well; (b) on gas, including casinghead gas or other gaseous substance produced from said land and sold or used off the premises or for the extraction of gasoline or other product therefrom, the market value at the well of one-eighth of the gas so sold or used, provided that on gas sold by Lessee the market value shall not exceed the amount received by Lessee for such gas computed at the mouth of the well, and on gas sold at the well the royalty shall be one-eighth of the amount realized by Lessee from such sale; and (c) on fissionable materials and all other minerals mined and marketed, one-tenth either in kind or value at the well or mine, at Lessee's election, except that on sulphur mined or marketed, the royalty shall be Two Dollars (\$2.00) per long ton. If the price of any mineral or substance upon which royalty is payable hereunder is regulated by any governmental agency, the market value or market price of such mineral or substance for the purpose of computing royalty hereunder shall not be in excess of the price which Lessee may receive and retain. Lessee shall have free from royalty or other payment the use of water, other than water from Lessor's wells or tanks, and of oil, gas and coal produced from said land in all operations which Lessee may conduct hereunder, including water injection and secondary recovery operations, and the royalty on oil, gas and coal shall be computed after deducting any so used. If Lessee drills a well on land covered by this lease or on land pooled therewith, which well is capable of producing oil or gas but such well is not being produced and this lease is not being maintained otherwise as provided herein, this lease shall not terminate, whether it be during or after the primary term, (unless released by Lessee) and it shall nevertheless be considered that oil or gas is being produced from the land covered by this lease. When the lease is continued in force in this manner, Lessee shall pay or tender as royalty to the parties who at the time of such payment would be entitled to receive royalty hereunder if the well were producing, or deposit to their credit in Bank, at **UNITED STATES MAIL DIRECTLY TO ABOVE ADDRESS**, or its successors, hereinafter a sum equal to \$100.00 per net mineral acre covered by this lease during the period which said well is situated on said land, or on land pooled therewith, and this lease is not otherwise maintained, or this lease is not released by Lessee as to the land on which or the horizon, zone or formation in which the well is completed. The first payment of such sum shall be made on or before the first day of the calendar month after expiration of ninety (90) days from the date the lease is not otherwise maintained for all accruals to such date, and thereafter on or before the first day of each third calendar month for all accruals to each such date.

4. Lessee, at its option, is hereby given the right and power during or after the primary term while this lease is in effect to pool or combine the land covered by this lease, as to oil, gas and other minerals, or any of them with any other land covered by this lease, and/or any other land, lease or leases in the immediate vicinity thereof, when in Lessee's judgment it is necessary or advisable to do so in order properly to explore, or to develop and operate the leased premises in compliance with the spacing rules of the Railroad Commission of Texas, or other lawful authority, or when to do so would, in the judgment of Lessee promote the conservation of oil gas or other mineral in and under and that may be produced from the premises. Units pooled for oil hereunder shall not substantially exceed in area 40 acres each plus a tolerance of 10% thereof, and units pooled for gas hereunder shall not substantially exceed in area 640 acres each plus a tolerance of 10% thereof, provided that should governmental authority having jurisdiction prescribe or permit the creation of units larger than those specified, units thereafter created may conform substantially in size with those prescribed or permitted by governmental regulations. Lessee may pool or combine land covered by this lease, as above provided as to oil in any one or more strata and as to gas in any one or more strata. Units formed by pooling as to any stratum or strata need not conform in size or area with units as to any other stratum or strata, and oil units need not conform as to area with gas units. Pooling in one or more instances shall not exhaust the rights of Lessee to pool this lease or portions thereof into other units. Lessee shall file for record in the appropriate records of the county in which the leased premises are situated an instrument describing and designating the pooled acreage as a pooled unit; the unit shall become effective as provided in said instrument, or if said instrument makes no such provision, it shall become effective upon the date it is filed for record. Each pooled unit shall be effective as to all parties hereto, their heirs, successors and assigns, irrespective of whether or not the unit is likewise effective as to all other owners of surface, mineral, royalty or other rights in land included in such unit. Lessee may at its election exercise its pooling option as to oil, gas and other minerals before or after commencing operations for or completing an oil or gas well or well or mine for other mineral on the leased premises, and the pooled unit may include, but is not required to include, land or leases upon which a well or mine capable of producing oil, gas or other mineral in paying quantities has theretofore been completed or upon which operations for drilling of a well or mine for oil, gas or other mineral have theretofore been commenced. Operations for drilling on, or production of oil, gas or other mineral from any part of a pooled unit which includes the land covered by this lease, regardless of whether such operations for drilling were commenced or such production was secured before or after the execution of this lease or the instrument designating the pooled unit, shall be considered as operations for drilling on or production of oil, gas or other mineral from land covered by this lease whether or not the well or wells or mine be located on land covered by this lease, and the entire acreage constituting such unit or units, as to oil, gas or other minerals, or any of them, as herein provided, shall be treated for all purposes except the payment of royalties on production from the pooled unit, as if the same were included in this lease; provided that if after creation of a pooled unit, a well or mine is drilled on the unit area, other than on the land covered hereby and included in the unit, which well is not classified as the type of well for which the unit was created (oil,

gas or other mineral as the case may be), such well or mine shall be considered a dry hole for purposes of applying the additional drilling and reworking provisions of Paragraph 5 hereof. If an oil well on an oil unit, which includes the leased premises, is reclassified as a gas well, or if a gas well on a gas unit, which includes the leased premises is reclassified as an oil well, the date of such reclassification shall be considered as the date of cessation of production for purposes of applying the additional drilling and reworking and resumption provisions of Paragraph 5 hereof as to all leases any part of which are included in the unit other than the leased premises on which the well is located. For the purpose of computing royalties to which owners of royalties and payments out of production and each of them shall be entitled on production of oil, gas or other minerals from each pooled unit, there shall be allocated to the land covered by this lease and included in said unit (or to each separate tract within the unit if this lease covers separate tracts within the unit) a pro rata portion of the oil, gas or other minerals produced from the unit after deducting that used for operations on the unit. Such allocation shall be on an acreage basis—that is, there shall be allocated to the acreage covered by this lease and included in the pooled unit (or to each separate tract within the unit if this lease covers separate tracts within the unit) that pro rata portion of the oil, gas or other minerals produced from the pooled unit which the number of surface acres covered by this lease (or in each separate tract) and included in the unit bears to the total number of surface acres included in the pooled unit. As used in this paragraph, the words "separate tract" mean any tract with royalty ownership differing, now or hereafter, either as to parties or amounts, from that as to any other part of the leased premises. Royalties hereunder shall be computed on the portion of such production, whether it be oil, gas or other minerals, so allocated to the land covered by this lease and included in the unit just as though such production were from such land. Production from an oil well will be considered as production from the lease or oil pooled unit from which it is producing and not as production from a gas pooled unit; and production from a gas well will be considered as production from the lease or gas pooled unit from which it is producing and not from an oil pooled unit. Any pooled unit designated by Lessee in accordance with the terms hereof may be dissolved by Lessee by instrument filed for record in the appropriate records of the county in which the leased premises are situated at any time after completion of a dry hole or cessation of production on said unit.

5. If at the expiration of the primary term, oil, gas, or other mineral is not being produced on said land, or from land pooled therewith, but Lessee is then engaged in drilling or reworking operations thereon, or shall have completed a dry hole thereon within 90 days prior to the end of the primary term, or if oil, gas or other mineral shall have been discovered within 90 days prior to the end of the primary term and is not being produced for any cause, the lease shall remain in force so long as operations on said well or for drilling or reworking of any additional well are prosecuted with no cessation of more than 90 consecutive days, and if they result in the production of oil, gas or other mineral, so long thereafter as oil, gas, or other mineral is produced from said land, or from land pooled therewith. If, after the expiration of the primary term of this lease and after oil, gas, or other mineral is produced from said land, or from land pooled therewith, the production thereof should cease from any cause, this lease shall not terminate if Lessee commences operations for drilling or reworking within 90 days after the cessation of such production, but shall remain in force and effect so long as such operations are prosecuted with no cessation of more than 90 consecutive days, and if they result in the production of oil, gas or other mineral, so long thereafter as oil, gas or other mineral is produced in paying quantities from said land, or from land pooled therewith. In the event a well or wells producing oil or gas in paying quantities should be brought in on adjacent land and within 330 feet of and draining the leased premises, or land pooled therewith, Lessee agrees to drill such offset well or wells as a reasonably prudent operator would drill under the same or similar circumstances. Lessee may at any time execute and deliver to Lessor or place of record a release or releases covering any portion or portions of the above described premises and thereby surrender this lease as to such portion or portions and be relieved of all obligations as to the acreage surrendered.

6. The rights of either party hereunder may be assigned in whole or in part, and the provisions hereof shall extend to their heirs, successors and assigns; but no change or division in ownership of the land, or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of Lessee, including, but not limited to, the location and drilling of wells and the measurement of production; and no change or division in such ownership shall be binding on Lessee until forty-five (45) days after Lessee shall have been furnished by registered U.S. mail at Lessee's principal place of business with a certified copy of recorded instrument or instruments evidencing same. In the event of assignment hereof in whole or in part, liability for breach of any obligation hereunder shall rest exclusively upon the owner of this lease or a portion thereof who commits such breach. If six or more parties become entitled to royalty hereunder, Lessee may withhold payment thereof unless and until furnished with a recordable instrument executed by all such parties designating an agent to receive payment for all.

7. Breach by Lessee of any obligation hereunder shall not work a forfeiture or termination of this lease nor cause a termination or reversion of the estate created hereby nor be grounds for cancellation hereof in whole or in part. In the event Lessor considers that operations are not at any time being conducted in compliance with this lease, Lessor shall notify Lessee in writing of the facts relied upon as constituting a breach hereof, and Lessee, if in default, shall have sixty (60) days after receipt of such notice in which to commence compliance with the obligations imposed by this lease. After discovery of oil, gas or other mineral in paying quantities on said premises, Lessee shall develop the acreage retained hereunder as a reasonable prudent operator but in discharging this obligation as to oil and gas it shall in no event be required to drill more than one well per forty (40) acres of the area retained hereunder plus a tolerance of 10% thereof and capable of producing oil in paying quantities and one well per 640 acres plus a tolerance of 10% of 640 acres of the area retained hereunder and capable of producing gas in paying quantities.

8. Lessor agrees that Lessee at its option may discharge any tax, mortgage or other lien upon said land, either in whole or in part, and if Lessee does so, it shall be subrogated to such lien with right to enforce same and apply royalties accruing hereunder toward satisfying same. When required by the state, federal or other law, Lessee may withhold taxes with respect to royalty and other payments hereunder and remit the amounts withheld to the applicable taxing authority for the credit of Lessor. If Lessor owns an interest in the oil, gas or other minerals on, in or under said land less than the entire fee simple estate, whether or not this lease purports to cover the whole or a fractional interest the royalties, shut in royalties to be paid Lessor shall be reduced in the proportion that his interest bears to the whole and undivided fee and in accordance with the nature of the estate of which Lessor is seized. Should any one or more of the parties named above as Lessor fail to execute this lease, it shall nevertheless be binding upon the party or parties executing same.

9. Should Lessee be prevented from complying with any express or implied covenant of this lease, from conducting drilling or reworking operations thereon or on land pooled therewith or from producing oil, gas or other mineral therefrom or from land pooled therewith by reason of force majeure, any federal or state law or any order, rule or regulation of governmental authority, then while so prevented, Lessee's obligation to comply with such covenant shall be suspended, and Lessee shall not be liable in damages for failure to comply therewith; and this lease shall be extended while and so long as Lessee is prevented by any such cause from conducting drilling or reworking operations on or from producing oil, gas or other mineral from the leased premises or land pooled therewith, and the time while Lessee is so prevented shall not be counted against Lessee, anything in this lease to the contrary notwithstanding.

10. Each singular pronoun herein shall include the plural whenever applicable.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.



VIRBAC CORPORATION,
BY AND THROUGH IT'S CEO, DR. ERIK MARTINEZ

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on this 6th day of July, 2009, by Virbac Corporation, By and Through It's CEO, Dr. Erik Martinez on behalf of said Corporation.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

ATTACHED HERETO AND MADE A PART HEREOF THAT CERTAIN OIL AND GAS LEASE DATED JUNE 1, 2009, BY AND BETWEEN VIRBAC CORPORATION, BY AND THROUGH IT'S CEO, DR. ERIK MARTINEZ, LESSOR(S) AND BURNETT OIL COMPANY, LESSEE(S)

11. AGREEMENTS SUPERSEDE

It is understood and agreed by all parties hereto that the following provisions herein supersede any provisions to the contrary contained in the printed lease hereof.

12. POOLING; PUGH CLAUSE

No portion of the leased premises may be pooled or unitized unless all of the leased premises are included in the same pooled unit. Upon expiration of the primary term of this Lease this Lease shall expire as to all the leased premises unless the leased premises have been pooled or unitized as part of a production unit capable of producing in paying quantities or is part of a pooled unit on which a well for oil and/or gas is then being drilled, provided that, if the leased premises is pooled or unitized with other land so as to form a pooled unit or units, operations on, completion of a well upon or production from such unit or units will not maintain this Lease in force as to any depths below 100' (one hundred feet) below the deepest depth drilled by Lessee which is capable of producing oil or gas in paying quantities.

13. OIL & GAS ONLY

This lease covers only oil, gas, sulphur and other associated hydrocarbons, which can be produced out of and from the bore of a well. Solid minerals (other than sulphur produced incident to oil and gas production) such as iron, coal, sand, gravel and clay are excluded from this lease.

14. ROYALTIES

It is understood and agreed that wherever the fraction "one-eighth" (1/8) appears in paragraph 3 hereof, they are hereby expressly amended and increased to 25%.

15. POOLING ONLY; NO SURFACE USE

Notwithstanding anything herein to the contrary, it is agreed and understood that the lands granted in this Lease are for the purpose of pooling and subsurface operations only. Lessee waives any and all rights to enter upon the surface of the leased premises, without first obtaining the written consent of the Lessor, which said consent shall not be unreasonably withheld.

SIGNED FOR IDENTIFICATION:



VIRBAC CORPORATION, BY AND THROUGH IT'S CEO, DR. ERIK MARTINEZ

Resolution of the Board of Directors
of
Virbac Corporation

The undersigned, constituting all of the members of the Board of Directors of Virbac Corporation, a Delaware corporation (the "Company"), hereby consent in writing, pursuant to the provisions of Section 141(f) of the Delaware General Corporation Law, as amended, to the taking of the following actions and adoption of the following resolution:


WHEREAS, the Board of Directors was presented with a renewal of the original lease from Burnett Oil Company of Fort Worth, Texas to lease the rights of the oil, gas and minerals located on the 6.845 acres of land and described in that certain Warranty Deed from Virbac AH, Inc. to Virbac Corporation, dated September 3, 2003, for a period of three (3) years and as long thereafter as oil, gas, or other mineral is produced in paying quantities from said land, and,

WHEREAS, Burnett Oil will pay a revised royalty to the Company of 25% for any oil produced and saved from said land, along with a revised bonus of \$3,500 per net mineral acre and,

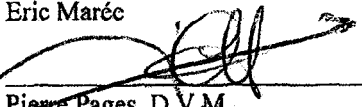
WHEREAS, the Board of Directors believes it is in the best interest of the Company to sign the renewal of this lease which has been reviewed by Company's counsel and deemed to be fair, now, therefore be it

RESOLVED, that the Company is hereby authorized to grant and convey to Burnett Oil Company, its successors and assigns, an oil, gas and mineral lease dated June 1, 2009, covering land in Tarrant County, Texas; that said oil, gas and mineral lease be granted with terms and conditions set forth in said oil and gas lease and which oil, gas and mineral lease is attached hereto and made a part hereof, and which the CEO, Dr. Erik R. Martinez, is authorized to execute on behalf of the Company.

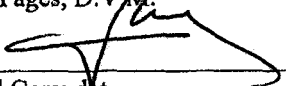
IN WITNESS WHEREOF, the undersigned directors have hereunto set their hand, in one or more counterparts, as of the 30 day of June 2009.



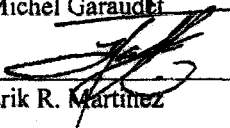
Eric Maréc



Pierre Pages, D.V.M.



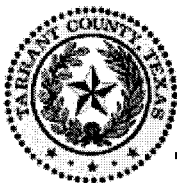
Michel Gaudet



Erik R. Martinez

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

BURNETT OIL CO
801 CHERRY ST UNIT # 9 STE 1500
FT WORTH, TX 76102

Submitter: BURNETT OIL CO INC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 3/3/2010 9:34 AM

Instrument #: D210046559

LSE

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PGS

\$28.00

By: _____

Suzanne Henderson

D210046559

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: AKCHRISTIAN